



FREDERICK COUNTY PLANNING COMMISSION

July 13, 2011

TITLE: Xa Loi Temple

FILE NUMBER: SP 09-06 (AP #9516, APFO #9517 & FRO #9518)

REQUEST: Site Plan

The Applicant is requesting site plan approval for a 4,695 square foot place of worship with an accessory care taker's apartment, on a 33.21-acre site.

PROJECT INFORMATION:

LOCATION: Located along Manor Woods Road, west of MD Route 85.
ZONE: Zoned: AG (Agricultural)
REGION: Adamstown
WATER/SEWER: W-NPS, S-NPS.
COMP. PLAN/LAND USE: General Commercial

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Jack Buchanan
OWNER: Eternal Spring Association
ENGINEER: J.F. Brown III & Associates
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF: Tolson DeSa, Principal Planner

RECOMMENDATION: Conditional Approval

Enclosures:

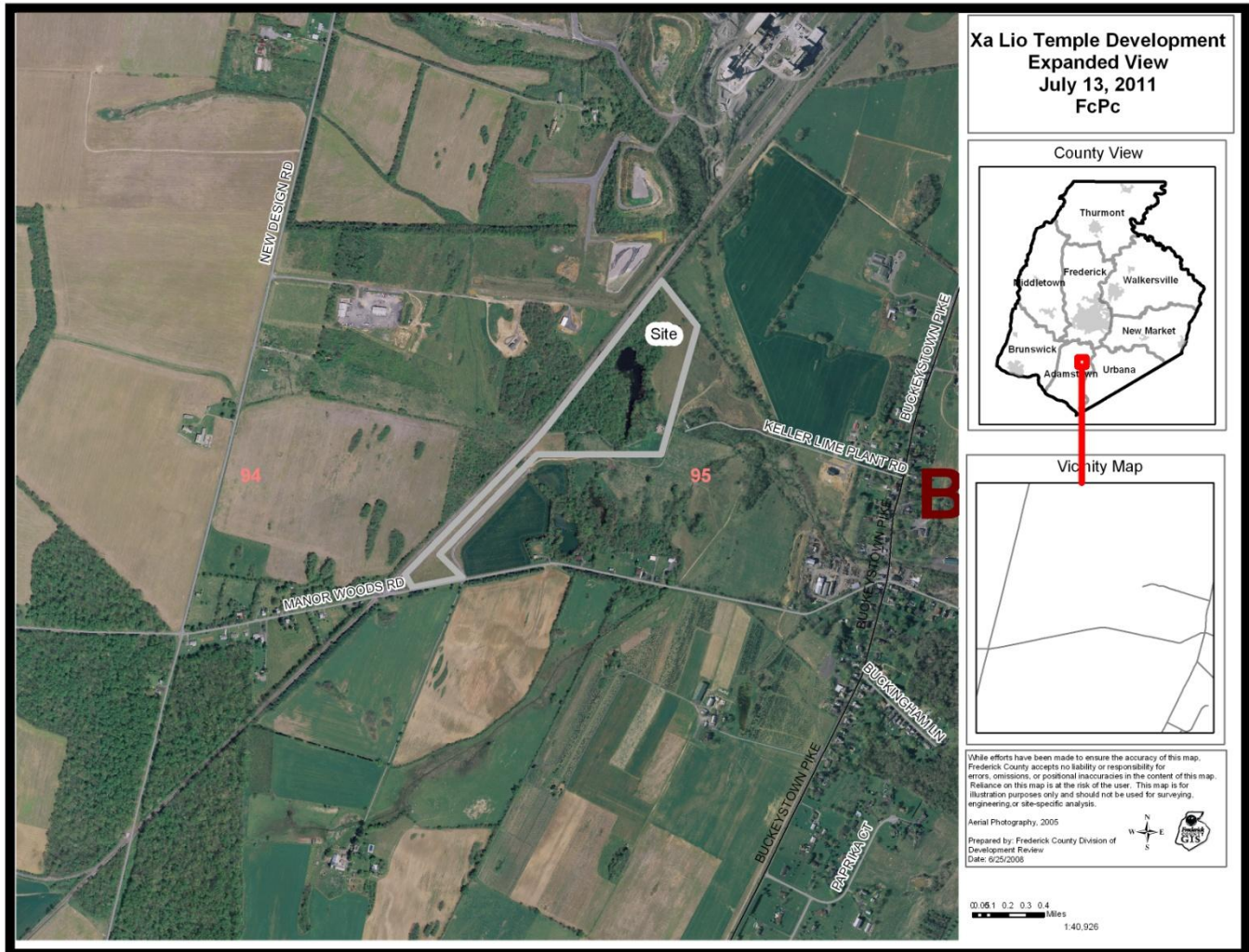
Exhibit #1-Site Plan Rendering

STAFF REPORT

BACKGROUND

Proposal:

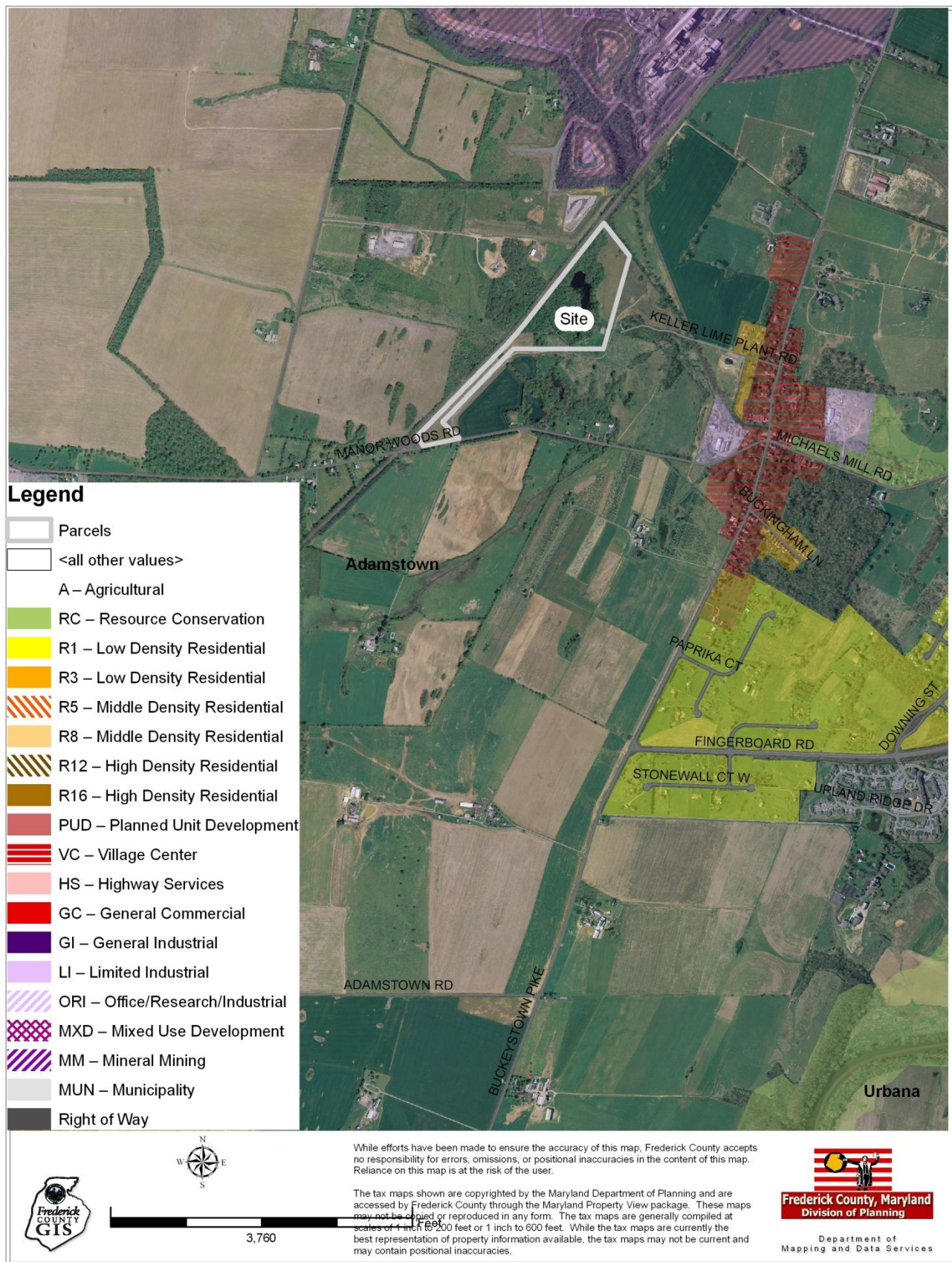
The Applicant is requesting site plan approval for a 4,695 square foot Place of Worship, with an accessory caretaker's apartment. This plan also proposes a 20-space parking area for the sanctuary, as well as 39 overflow parking spaces for the three annual scheduled events. The temple is proposed to be located within an existing barn located on the site. The proposed caretaker's apartment will be located in half of the existing barn building. The caretaker's apartment will be utilized as an approved accessory use to the Place of Worship.



ANALYSIS

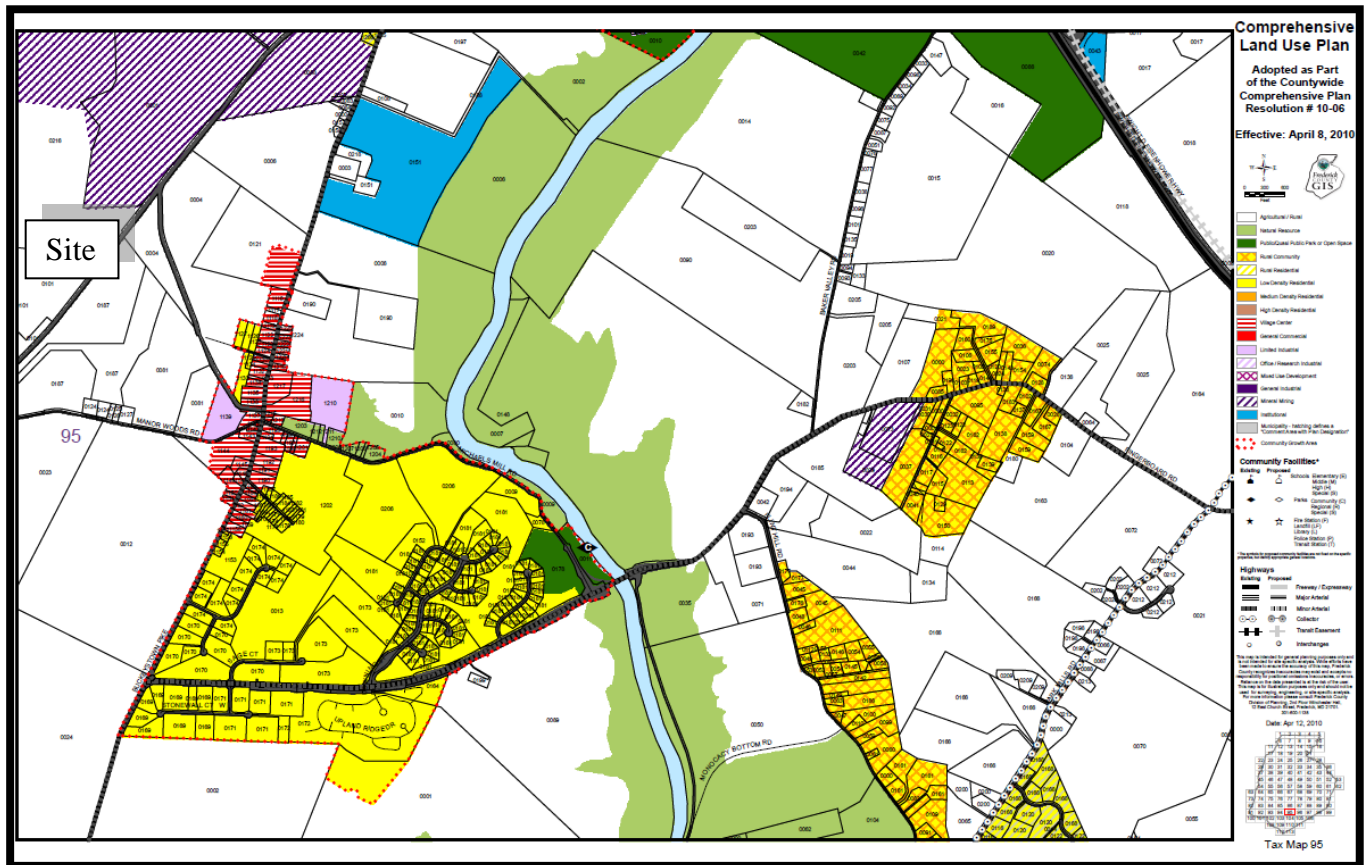
Land Use: The proposed use is being reviewed as an “Place of Worship” under *Institutional* per §1-19-5.310 in the Zoning Ordinance and is a principal permitted use in the AG Zoning District subject to site development plan approval.

Zoning: The site is located within the Agricultural (AG) Zoning District, shown below.



Frederick County Comprehensive Plan: Adamstown Region

The Frederick County Comprehensive Plan indicates that the land use for this property is Agricultural, shown in white below. The use proposed for the parcel complies with the Land Use designation within the County Comprehensive Plan.



Dimensional Requirements/Bulk Standards: Section 1-19-6.100 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements are 40-foot front yard and 50-foot rear yard, with 50-foot side yards. The maximum height allowed is 30 feet. The minimum lot size for the zoning district is 40,000 square feet. The proposed plan meets the Bulk/Dimensional requirements.

Access/Circulation: The access will be via a two-way, 20' foot wide access drive located off of Manor Woods Rd. The proposed entrance is located approximately 356' west from a residential entrance on the south side of Manor Woods Road, and approximately 465' east from a residential entrance on the north side of Manor Woods Road. Manor Woods Road is designated as a local road. The proposed entrance was chosen to maximize sight distance creating the safest entrance possible for this project. No auxiliary lanes (accel, decel or left turn) are required because this is a local road, it has low volumes during peak periods of site use, and the trips generated by the site are not significant.

Public Transit: This site is not served by Transit.

Parking: Pursuant to §1-19-6.220 of the Zoning Ordinance, 1 space is required for every 5 seats in the sanctuary. The temple is designed to accommodate 100 people, which requires 20 spaces. Total parking spaces required are 20; the Applicant is proposing 24 spaces, including 3

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ADA accessible spaces. The Applicant has also provided 39 grass overflow parking spaces, which will be used three times a year for the special events listed on Sheet 1 of the Site Plan.

Loading Area: The required size and number of loading spaces are provided in §1-19-6.210 of the Zoning Ordinance. Under §1-19-6.21, the Applicant has to provide one small loading space.

The Applicant has shown 1-small (9'x20') loading space to the north of the temple.

Landscaping: The Applicant has worked with Staff in order to propose a substantial, landscape plan throughout this site. The landscaping contains a variety of plant species, which provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been approved by the Planning Commission.

Utilities: The site is to be served by private well and septic and is classified as W-NPS, S-NPS. Septic requirements for this use are 900 gallons per day (GPD) (9 x 100 seats) and 75 GPD per person residing at the temple (75 x 4 resident monks). Therefore, septic requirements for Phase 1 will be 1,200; the septic area can to handle up to 1,929 GPD.

Bicycle Parking: The Applicant is required to provide one bicycle rack. The Applicant is proposing one bike rack adjacent to the ADA parking spaces. The bike rack is designed to accommodate 3-6 bicycles.

Lighting: The Applicant is providing lighting with seventeen, 14' pole lights at locations shown on the plan. The Applicant has noted on the plan that lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation. The proposed lighting plan meets the requirements of Zoning Ordinance § 1-19-6.500.

Signage: The site is allowed a maximum of 32 square feet of signage for an institutional use. The Applicant is proposing a 21 square foot monument sign which will also incorporate the street address. The proposed signage complies with all applicable code requirements.

Adequate Public Facilities Ordinance (APFO):

This project was reviewed for potential impacts on roads, water and sewer under AP #9617.

The site is designated for No Planned Service and would operate on well and septic, thus no DUSWM issues.

Based on a traffic impact analysis (TIA) performed by Traffic Solutions, Inc. revised edition dated July 13, 2009, Staff finds that this site satisfies APFO-roads. Even though the counts included in this study are over two years old, the combination of no local travel growth and clearly acceptable levels of service, dictate that no new counts are required. This site is capped at 1 AM peak hour trip, 12 PM peak hour trips, and 25 Sunday peak hour trips. During occasional holiday events, as many as 75 trips per hour may result. Three Manor Woods intersections were analyzed during weekday and Sunday peak hours, at New Design Road, MD 85 and the site access. All intersections were proposed to operate at Level of Service B or better. Therefore, no roadway mitigation is required. Impacts to nearby existing escrow accounts along New Design Road were found to be de minimus so no contributions are required per the APFO – Roads Guidelines and no letter of understanding (LOU) is required.

Forest Resource Ordinance (FRO): The Applicant has noted on the plan that FRO requirements for the site have been met through the on-site preservation of 13.4-acres of forest surrounding the existing 2.4-acre pond located on the site.

OTHER AGENCY COMMENTS

<i>Other Agency or Ordinance Requirements</i>	<i>Comment</i>
<i>Development Review Engineering (DRE):</i>	Approved
<i>Development Review Planning:</i>	A few minor drafting issues noted in Hansen, in addition to items listed in the report.
<i>State Highway Administration (SHA):</i>	N/A.
<i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i>	Approved
<i>Health Dept.</i>	Approved
<i>Office of Life Safety</i>	Approved
<i>DPDR Traffic Engineering</i>	Approved
<i>Historic Preservation</i>	N/A.

FINDINGS

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the conditions of approval have been met.

Staff notes that if the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval.

Staff has no objection to conditional approval of the site plan.

RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan SP # 09-06 (AP# 9516, APFO 9517 & FRO 9518) for the proposed Xa Loi Temple, the motion for approval should include the following item:

1. Site plan approval and APFO approval for a period of three years from today's date.

Staff recommends that the following items are added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.
2. FRO on-site easements shall be recorded prior to issuance of a grading or building permit.

Exhibit #1 Overall Site Plan: Xa Loi Temple

